

MARLBORO TOWNSHIP PLANNING BOARD

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DECEMBER 5, 2012

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK' s OFFICE.

ROLL CALL

PRESENT ... MR. BARENBURG, MR. BERGH, MR. BETOFF, MR. GUPTA, MR. PARGAMENT, MR. POLLAK, MR. JOSEPHS, MR. ELMANSOURY, MR. MESSINGER, MR. ROSENWALD

ABSENT... COUNCILMAN LAROCCA, MAYOR HORNIK

PROFESSIONALS PRESENT... MS. NEUMANN, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

No one from the public spoke

A motion to approve/amend the minutes of September 5, 2012 was offered by Mr. Pargament, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pargament, Mr. Messinger, Mr. Rosenwald.

A motion to approve/amend the minutes of October 17, 2012 was offered by Mr. Pargament, seconded by Mr. Elmansoury. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury, Mr. Messinger, Mr. Rosenwald.

P.B. 1085-12 B & B HOSPITALITY GROUP/OSTERIA RESTAURANT –
MEMORIALIZATION OF RESOLUTION GRANTING SITE PLAN APPROVAL

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Elmansoury. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr.

Elmansoury, Mr. Messinger, Mr. Rosenwald.

P.B. 931-05 BUCKLEY MANOR – EXTENSION OF TIME

Frank Accisano, Esq. represented Dennis and Mary Buckley. The site is located on Buckley Road, Block 421 Lots 3,4 and 8. They are requesting a two year extension of the approvals. This request is based on the failure to close title after years of delay as per the original contract back in August 2000 and amended March 2006.

A motion in the affirmative was offered by Mr.Betoff, seconded by Mr. Pollak. In favor: Mr.Barenburg, Mr. Bergh, Mr. Betoff, Mr.Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury.

P.B. 1084-12 VEZERIS – MINOR SUBDIVISION

Peter Klouser, Esq. represented the applicant. The site has frontage along the north side of Ticetown Road opposite the Bernadette Road intersection in the RSCS zone, Block 101 Lots 2 & 3.

Richard Heuser, PE,PLS testified on behalf of the applicant. Lot 2 is approximately 0.58 acres in size and contains 165 feet of frontage along Ticetown Road. Lot 3 is approximately 2.0 acres in size and contains 276 feet of frontage along Ticetown Road. The applicant is seeking Minor Subdivision approval for a lot line adjustment between the subject properties. They are proposing to convey a total area of 26,569 s.f. from Lot 3 to Lot 2.

Laura Neumann reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Pargament, seconded by Mr. Elmansoury. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury.

P.B. 1073-12 JMP MARLBORO RETAIL UNIT 2 LLC – CONTINUED PUBLIC HEARING – CONDITIONAL USE & PRELIMINARY & FINAL SITE PLAN

Salvatore Alfieri, Esq. represented the applicant. The site is located at the intersection of Route 9 and Route 520 in the C-4 zone, Block 175 Lot 14.01. The tract contains 761 feet of frontage along the west side of Route 9, 838 feet of frontage along Route 520 to the south and 289 feet of frontage along the ramp from Route 9 to Route 520.

Vincent Pacino, PE, PP testified on behalf of the applicant. Entered into evidence were the following exhibits:

- A-1 Site location map
- A-2 Close up of site location map
- A-3 Minor site plan for sign
- A-4 Location map dated November 8, 2012

The applicant is proposing to construct a double face billboard on the site at the intersection of Route 520 and Route 9. It will be set back 20 feet from the Route 9 ramp right-of-way and 194 feet from the Route 520 ramp right-of-way. Each sign face will be 672 sq.ft. with a 3 feet wide catwalk along the bottom of each sign. The sign will be a single pole mount with a 28 foot ground clearance and a total height of 45 feet. A curb island with landscaping is proposed around the base of the billboard.

Laura Neumann reviewed her report with the Board and answered questions.

PUBLIC HEARING OPENED

No one from the public spoke

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Mr. Barenburg, seconded by Mr. Betoff. In favor: Mr. Barenburg, Mr. Bergh, Mr. Betoff, Mr. Gupta, Mr. Pargament, Mr. Pollak, Mr. Josephs, Mr. Elmansoury.

A motion to adjourn was offered by Mr. Gupta, seconded by Mr. Elmansoury. One vote was cast.

Respectfully submitted

Donna Pignatelli